

October 21, 2003 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

03PR0369

Mike Kaski  
(Countryside Veterinarian Center)

Clover Hill Magisterial District  
North line of Lucks Lane

**REQUEST:** Site plan approval, in conjunction with a twenty-five (25) foot reduction in the forty (40) foot buffer at the location of the existing structure adjacent to agriculturally-zoned property.

Specifically the applicant is requesting Planning Commission approval of a site plan, as required by Proffered Condition 11 of zoning Case 94SN0124 and a twenty-five (25) foot reduction in the forty (40) foot buffer required by Proffered Condition 8 of zoning Case 94SN0124 at the location of the existing structure. The reduction in the buffer is allowed by Proffered Condition 8 of zoning Case 94SN0124 through review by the Planning Commission.

**RECOMMENDATION**

Staff recommends deferral for thirty (30) days unless the applicant provides information to the Environmental Engineering Department satisfying Review Comments 15 and 16. If information is provided, staff recommends approval of the request subject to one (1) condition for the following reasons:

- A. The requested buffer reduction only applies to the location of the existing structure and will not reduce the landscape requirement in the buffer nor will this reduction have an adverse impact on the agriculturally-zoned property to the west.
- B. The site plan will meet all requirements of the zoning case and the Zoning Ordinance with the following condition:

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CONDITION:

Plans shall be revised and submitted for administrative review that address the following Review Comments. (P)

REVIEW COMMENTS:

1. Show new location of the gravel drive. (VDOT & T)
2. Show the actual line and length of horizontal and vertical sight distance on a smaller scale so that the whole line is visible on the plan sheet. (VDOT & T)
3. The width of the new lane on the typical section should read twelve (12) feet to the edge of pavement and not the face of curb. (VDOT & T)
4. Note should be added adjacent to the typical section: "During construction, coring of the existing pavement on Route 720 will be performed to ensure that the minimum pavement design shown here is sufficient. If the existing pavement depths are greater, it will be necessary to match the existing conditions." (VDOT & T)
5. General Note for 2003 Maintenance of Traffic needs to be added to the work area protection layout. (VDOT & T)
6. Hydraulic calculations evaluating the impact of the increased runoff from the additional paved surface upon the drainage within the right of way must be provided. (VDOT & T)
7. Place a note on the plan: "Contact Denée Lonce at 804-717-6019 forty-eight (48) hours before installation of the monitoring manhole in order for an inspector to be present." (U)
8. Show the existing well disconnected from the building. (U)
9. Provide calculations for the two (2) foot curb cut on the south side to ensure its hydraulic capacity for the ten (10) year storm. (EE)
10. Calculations must be submitted to support the design of all proposed culverts, open ditches, drop inlets and storm sewers on VDOT standard calculation sheets. Address for the storm sewer now proposed to the west of the building. (EE)
11. Hydraulic grade line calculations are required to support the design of all proposed storm sewers. Address for the storm sewer now proposed to the west of the building. (EE)

12. All existing and proposed storm sewers, culverts, drop inlets and appurtenances must be assigned a structure number and listed in tabular form on the plan sheet on which they are located. Address for the storm sewer now proposed to the west of the building. Note that the minimum diameter for storm sewer is fifteen (15) inches. (EE)
13. Label the structure numbers for the above storm sewer on Sheet 2. (EE)
14. Provide silt fence on the downstream side of the above storm sewer system. (EE)
15. An exception letter must be submitted to and approved by the Director of Environmental Engineering for the use of the off-site credits prior to plan approval. (EE)
16. Documentation that the off-site credits have been acquired must be submitted to Environmental Engineering prior to plan approval. (EE)
17. A land disturbance permit is required for this project and the following are required prior to its issuance:
  - a. Substantial or full site plan approval.
  - b. A VDOT land use permit. (EE)
18. Although some spot elevations have been added per previous Comment 6, the intent is still not clear and some of the slopes at the handicap parking are not clearly within the required limits. The space next to the handicap parking space has slopes that are eight (8) percent or more and do not seem to make a transition to the required two (2) percent maximum slope for handicap parking. Revise and clarify. (P)
19. The walk from the parking to the public entrance does not match the entrance shown on the building permit set. Revise and coordinate. (P)
20. Per previous Comments 8 and 11, revise the drawings to show the forty (40) foot buffer and the thirty (30) foot side yard setback along the west property line. A thirty (30) foot buffer is currently indicated. (P)
21. Per previous Comment 11, label the forty (40) foot buffer in the rear yard also as rear yard setback. (P)
22. Per previous Comment 11, revise the reference to buffer in the front yard to read front yard setback and tree save area. (P)
23. The revised plan indicates a stormwater drainage pipe to be installed within the forty (40) foot buffer along the west property line. Relocate this pipe out of the required buffer (i.e., to the east side of the building). (P)

24. Per previous Comment 10, relocate the topsoil stockpile out of the buffer. If you provide a tree survey that shows the location and size of each tree and shrub you may locate the soil stockpile so that it is located one (1) foot per caliper inch away from each tree and outside of each shrub. Tree protection fence must be indicated and installed. (P)
25. Per previous Comment 8, revise plans so that grading does not occur in the buffer. If you provide a tree survey that shows the location and size of each tree and shrub you may grade not closer than one (1) foot per caliper inch away from each tree and outside of each shrub. Tree protection fence must be indicated and installed. (P)
26. Revise and correct the parking calculations. The plan indicates that seventeen (17) spaces are required. Show the total developed area in square feet divided by 200 square feet. A reduction of three (3) parking spaces was approved by the Board of Zoning Appeals so that thirteen (13) parking spaces are required. (P)
27. The Ordinance requires that a state registered landscape architect, landscape designer or nurseryman prepare the landscape plan. Given the timing of implementation of this requirement, we will allow the engineer to incorporate the design on his sheet with the design assistance of one (1) of the designers noted above. Provide the name, address, phone and fax numbers for the person preparing the landscape plan/design other than the engineer on the landscape plan. (P)
28. On the landscape plan, revise the length of the front yard to 190 linear feet and revise calculations and landscape plan. Add medium shrubs and ground cover. (P)
29. On the landscape plan, revise the side yard setback to 113 linear feet and revise the calculations and plan to reflect this change. Add medium shrubs. (P)
30. Revise the parking interior landscape calculations to provide thirty (30) square feet of landscape area per parking space. (P)
31. Silver Maple is a weak wooded tree and is not permitted for required trees. Revise the plant schedule to use a tree from the County plant list such as Red Maple or Willow Oak. (P)
32. It is permitted that native trees such as Red Maple and Flowering Dogwood be planted at a two (2) - two and one-half (2 ½) inch size. As a suggestion, revise the plant schedule to allow this smaller size for native trees. (P)
33. Revise the size of Leyland Cypress to seven (7) feet in height. As a suggestion, revise the Leyland Cypress to Loblolly Pine planted at six (6) feet in height. (P)

34. Revise the height of the English Holly to seven (7) feet in height. As a suggestion, revise the English Holly to American Holly that may be planted at six (6) feet in height. (P)
35. Sargent Juniper does not meet the height requirement of three (3) feet high in five (5) years for medium shrubs but may be used for low shrubs and ground cover. Revise plans and plant schedule. (P)
36. Revise the landscape schedule to show the correct number of required plants per the revised landscape plan. (P)
37. Revise the planting plan to show the correct number of required trees and shrubs. (P)
38. Provide a parking block in front of the handicap parking space. On the landscape plan, move the parking block from the access aisle to the parking space. (P)
39. Per previous Comment 38, revise plans to show mechanical units and screening on the site plan, include details of screening. (P)
40. Revise the hose bib plan to show a hose bib within 100 feet of all new planting per previous Comment 37. (P)

#### GENERAL INFORMATION

##### Associated Public Hearing Cases:

94SN0124 - Lucks Lane Associates  
04AN0128 - Mike Kaski

##### Developer:

Mike Kaski

##### Design consultant:

Potts, Minter and Associates, P.C.

##### Location:

North line of Lucks Lane approximately 1150 feet west of Courthouse Road, also known as 11148 Lucks Lane. Tax IDs 743-696-8388 and Part of 9495 (Sheet 10).

##### Existing Zoning and Land Use:

O-1 with Conditional Use Planned Development; Residential

Size:

0.63 acre

Adjacent Zoning and Land Use:

North - A; Residential

South - A; Residential

East - O-1 with Conditional Use Planned Development; Residential

West - A; Residential

BACKGROUND

The requested use will convert an existing residence to an O-1 use. The site is constrained by required setbacks and buffers on three sides and the access drive on the fourth side, thus the developer has a limited number of design options regarding the location of parking and other site improvements. The Board of Zoning Appeals approved reduction of parking requirements by three (3) spaces and a ten (10) foot Variance to the front yard setback for the parking and the existing building, as shown on the site plan.

Zoning Case 94SN0124 included a proffered condition that addresses the requirement for a buffer on the O-1 property as follows:

Proffered Condition 8 (In part): "A forty (40) foot buffer shall be required on the O-1 property adjacent to any Agricultural (A) property. These buffers shall comply with the Zoning Ordinance, Sections 21.1-226 through 21.1-228."

CONCLUSIONS

Review of this site plan by the Chesterfield County Planning Commission is required by Proffered Condition 11 of zoning Case 94SN0124. The site plan has been through two (2) complete reviews by the site plan review staff. The Board of Zoning Appeals approved reduction of parking requirements by three (3) spaces and a ten (10) foot Variance to the front yard setback for the parking and the existing building, as shown on the site plan. The requested buffer reduction only applies to the location of the existing structure and will not reduce the landscape requirement. Existing vegetation provides some visual separation and additional planting will be installed to meet the density of Perimeter Landscape "C," as required by Proffered Condition 8 of zoning Case 94SN0124. Staff believes that the remaining review comments need to be fully addressed through staff administrative review. Staff recommends approval with one (1) condition and review comments noted.

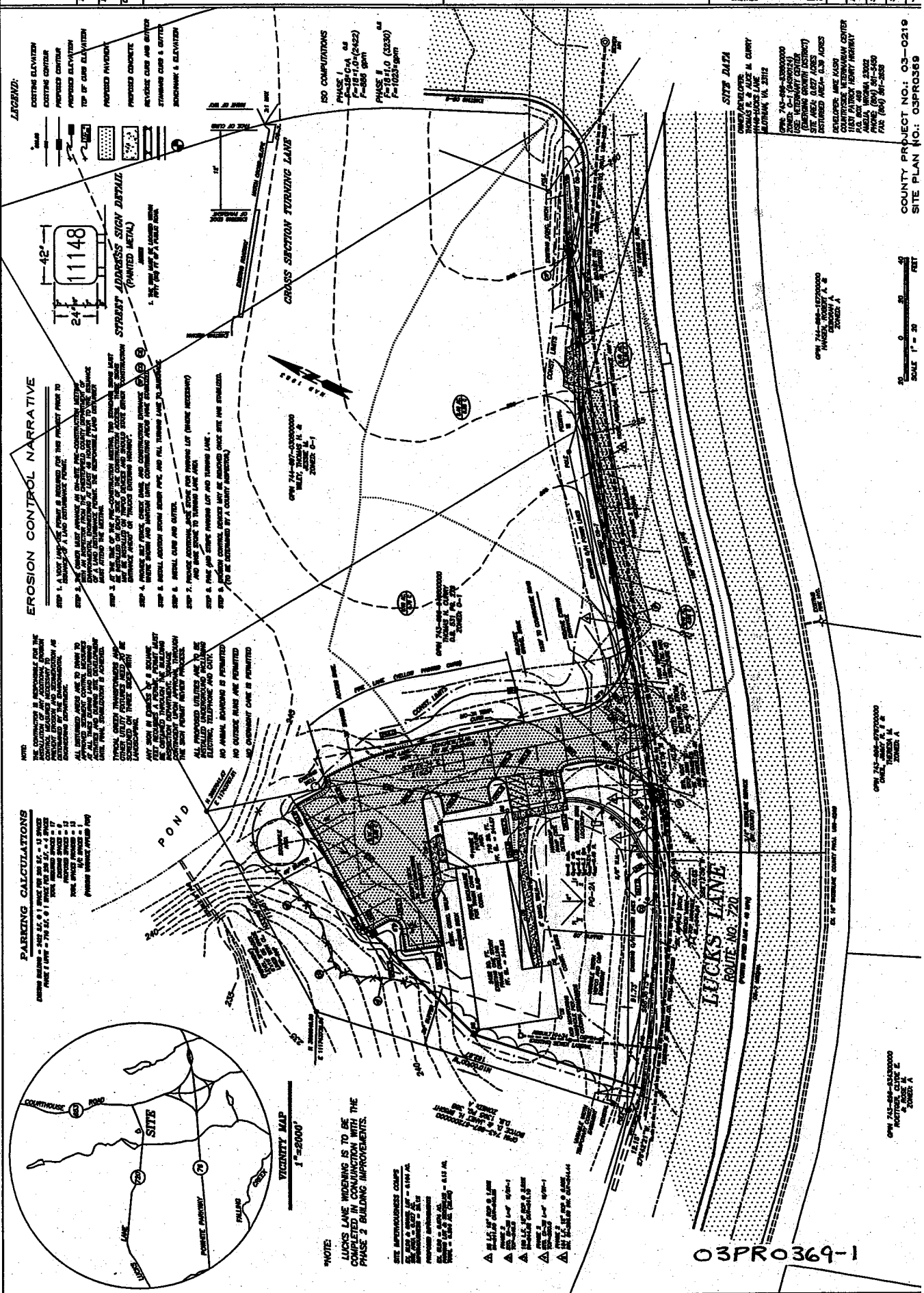


THOMAS & COOK  
TRAVELERS  
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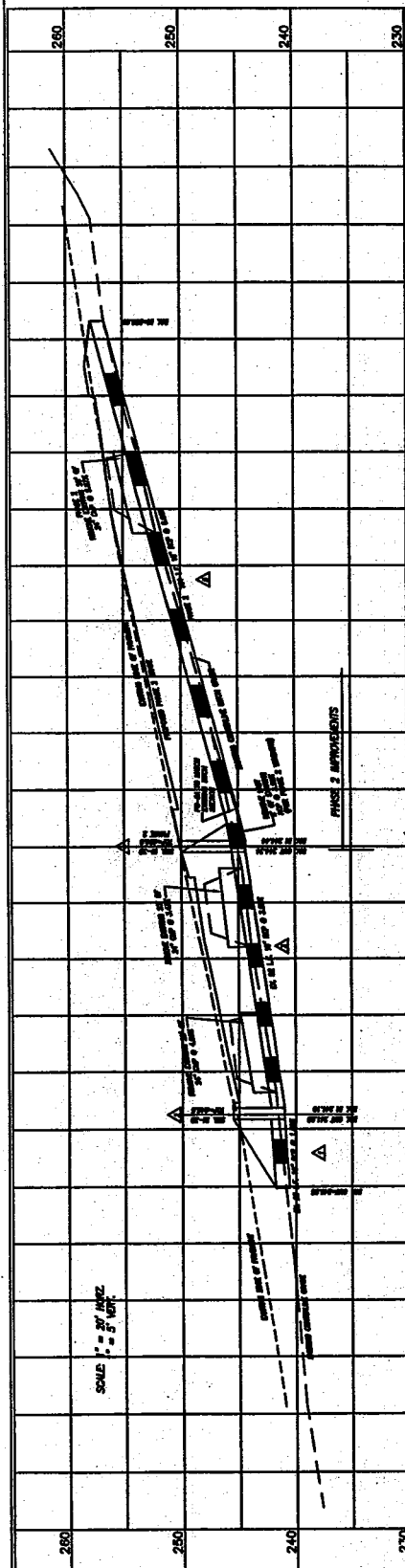
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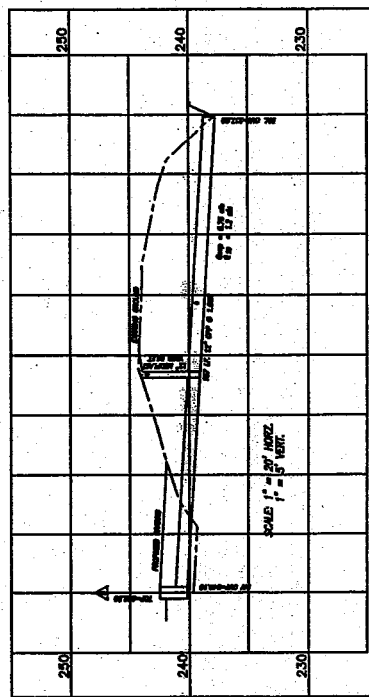
**NOTES**  
1. Low Streets and Grand Assembly Halls.  
2. Landings and Site Improvements will be included and allocated as an part to interiors with  
Solid Chinese Heads of Columns within the Parking Area and of Subway/Exit Landings.

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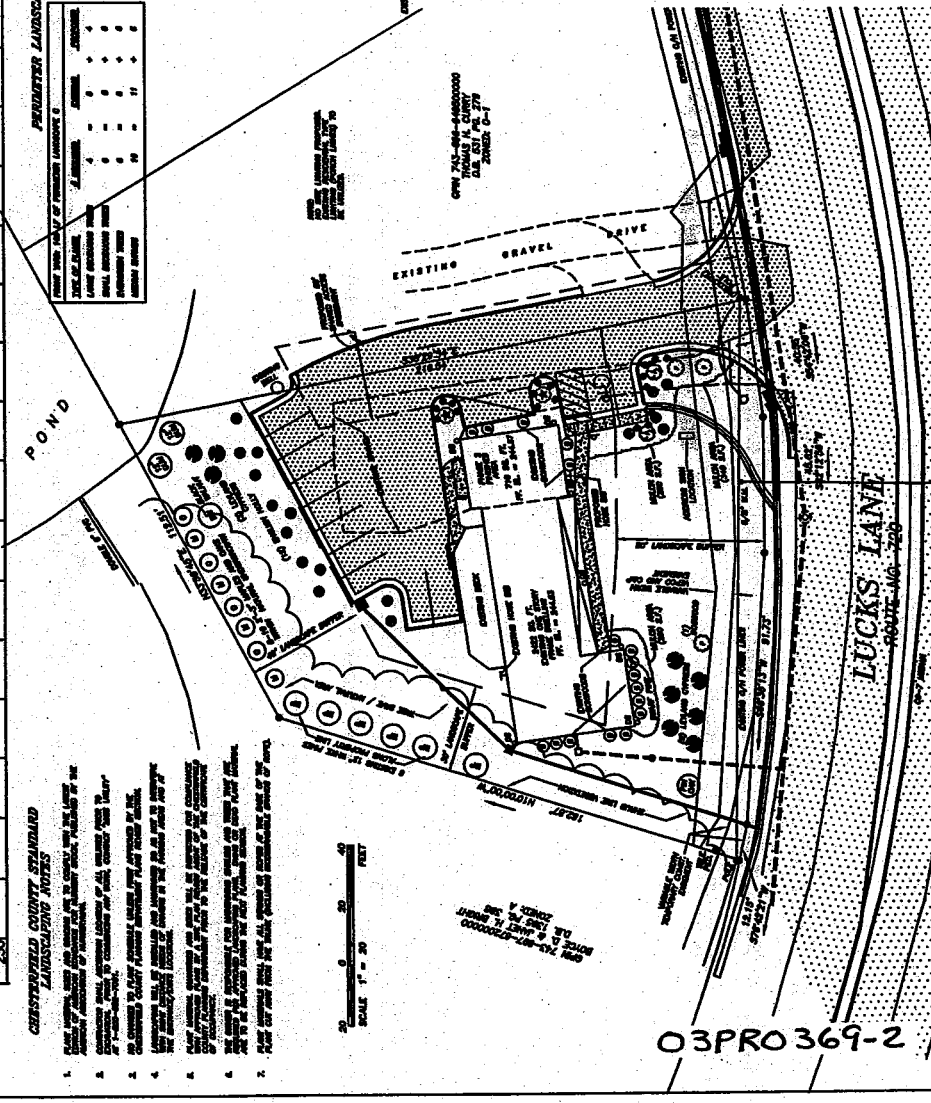
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## INTERIOR LANDSCAPE CALCULATION

## PARKING CALCULATIONS



COUNTY PROJECT NO.: 03-0219  
SITE PLAN NO.: 03PR0369



**CHESTERFIELD COUNTY STANDARD  
LANDSCAPING NOTES**

1. The first step in the process of the investigation is to identify the problem or issue that needs to be addressed.
2. The next step is to gather information and data related to the problem.
3. Once the information is gathered, the next step is to analyze the data and identify the causes of the problem.
4. After analyzing the data, the next step is to develop a plan of action to address the problem.
5. The final step is to implement the plan and monitor the results to ensure the problem is resolved.

03PRO369-2